

STRATA PLAN NW 2050  
Strata Council Meeting  
Wednesday, November 27, 2019  
Minutes

**1. PRESENT:**    Gordon Farrell                      Lindsay Armstrong  
                         Carole Borthwick                      Billy Leung  
                         Linda McLaren                      Audrey Montero  
                         Joanne Parkinson

**REGRETS:**            Cyrus Pun

**2. CALL TO ORDER:** 6:42 pm

**3. ADOPTION OF MINUTES**

October 29, 2019 Council Meeting Minutes approved by email with the following changes in the Fund overview as August 31, 2019:

<b>As in the last Minutes October 29, 2019</b>		<b>Updated Amounts</b>
Contingency Fund	311,465.59	311,465.59
Special Levy Fund	28,539.18	6,022.98 ✓
Repiping Fund	59,910.57	59,910.57
Exterior Building Fund	19,461.17	34,529.77 ✓
Future Remediation Fund	451,711.55	451,711.55
<b>Total Funds</b>	<b>871,088.06</b>	<b>863,640.46 ✓</b>
Current Year Surplus	-1,543.87	-1,543.87
Total Owner's Equity	<b>869,544.19</b>	<b>862,096.59 ✓</b>

**4. COMMITTEE REPORTS**

**4.1 Social**

No reports at the moment.

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## **4.2 Grounds and Gardening**

### **4.2.1 Landscaping**

Yamato Landscaping Inc. continues their weekly work in the gardens. They would like to invite you to visit their Facebook page under Yamato Landscaping Inc. where they upload photos every week so you can see what they have done and the progress they are making around Cypress Point.

## **4.3 Fire & Security – Block Watch**

Richmond Block Watch is now on Facebook

Please click on this link [www.facebook.com/richmondblockwatch](https://www.facebook.com/richmondblockwatch) and like our page to keep up with all the goings on here at Richmond Block Watch.

Council received a quote from Sitka Fire Protection Inc. for replacement of the hallway smoke detectors that are coming to the end of their lifecycles. After consulting with the company about the urgency of replacing the smoke detectors, Council has decided replacing one building a year in order to spread out the expense.

Smoke alarms in suites are due for replacement as per manufacturer's specifications. Six fire hoses in Building B are due for hydrostatic testing. Batteries in the emergency lighting in the electrical room in Building B, failed 30 minute testing, so they require replacement. These are among the required changes Sitka Fire Protection has to undertake beginning next year 2020.

For all three buildings the cost will be \$7,723.50

## **4.4 Maintenance**

**4.4.1** Thank you for trying to keep the garbage rooms in Buildings, A, B, and C cleaner. Although there has been an improvement, a few residents are still leaving unwanted items in the garbage rooms

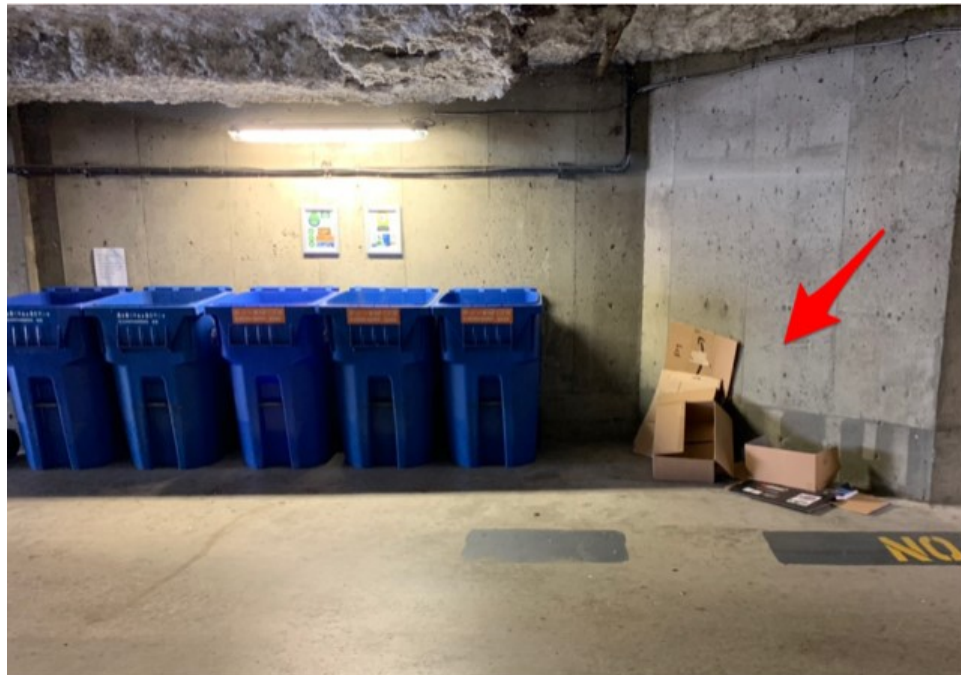
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We would remind residents of NW2050 that unwanted items can be taken to the recycling depot: City of Richmond Recycling at 5555 Lynas Lane, Richmond BC V7C 1A4, Telephone number: 604-276-4010. Hours of operation Tuesday to Sunday 9 a.m. to 6:15 p.m.

Kindly note that taking the unwanted items to the recycling depot is **free of charge**, while leaving unwanted items around our Strata Property may result in a monetary fine.

**Garbage room in Building A 7531**

- 4.4.2** We still see no change in Building B performance with the cardboard boxes. This photo is a reminder for residents living in Building B to please flatten cardboard boxes and take them to the cardboard recycling bins in Building A or Building C. Thank you.



- 4.4.3** Repair of the damaged gutter above SL44 will take place on December 10th, 2019 between 10 am and 3 pm by Precision Gutters. Kindly exercise caution while driving or walking in front of Building B as scaffolding may be built or a ladder truck may be

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parked in order for workers to gain access to the roof to repair the gutter.

- 4.4.4** The repair work continues on the water pipes in Building B, 7531. Corona Plumbing will be on site on December 2nd to do the prep work. They will be back on December 3<sup>rd</sup> and 4<sup>th</sup> to replace the pipes and will be shutting off the water in Bldg. B between 9 am and 5 pm. Kindly make the necessary arrangements as no water will be available in your suite during these times.
- 4.4.5** For some reason this door in Building B keeps having an issue. Council is wondering if it is being misused by residents. The door closes if you are careful and push the door making sure it closes and locks properly.



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**4.4.6** Council has been in touch with RJC about testing the un-remediated sections of Bldg. B and C before going ahead with the replacement of the old wooden windows. We haven't had a formal quote as yet only a ball-park estimate which is between \$5,000 - \$8,000. Since the process will take time, we ask owners to be patient.

**4.5 Shared Facilities**

**4.5.1 Games Room**

No report at the moment.

**4.5.2 Lounge**

The Lounge has been rented sixty times until now this year for a total of \$ 3,000.00

**4.5.3 Pool**

No report at the moment

**4.5.4 Exercise room**

**4.6 Bylaws**

Council would like to invite you to visit the Cypress Point website: <http://www3.telus.net/public/nw2050/> under Bylaws NW2050 Bylaws Dec 04, 2018.pdf

If you prefer to have a hard copy of the bylaws, you will be able to print a copy for yourself.

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**5. NEW BUSINESS**

**6. OLD BUSINESS**

- 6.1** The hallway fans bringing clean air into the buildings are scheduled during the winter season as follows:

**8:00 am to 9:00 am, 12 noon – 1 pm and  
7:00 pm to 8:30 pm**

- 6.2** Annual General Meeting reminder for December 5<sup>th</sup>, 2019 starting at 6:30 pm for registration. Owners received by mail or by hand the package for the Annual General Meeting. Please bring your copy to the meeting. If by chance you have not yet receive the AGM package kindly contact the office for your copy please.
- 6.3** We still have residents parking overnight in the Visitors Parking. Council would like to remind residents that the visitor's parking area is for visitors during the day only. A parking pass is available for **visitors** who are staying overnight. The visitors parking stalls are not for owners to stay overnight. We appreciate your cooperation.

**7. CORRESPONDENCE**

**Incoming:**

**SL45** Asking Council to look into a video surveillance as the conditions of safety for the doors continues and seemed to even escalate.

Council have discussed this subject and have voted to defer. It is a complex subject because of privacy laws, as well as the expensive cost to run and manage a system. Please refer to the following CHOA BC article for more information:

<https://www.choa.bc.ca/wp-content/uploads/200-168-What-Constitutes-Permissible-Surveillance-in-a-Strata-Corporation.pdf>

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**SL45** Asking Council to include in the agenda for the AGM a line for Any New Business. Please address the subject in the Annual General Meeting, next December 5, 2019.

**SL27** Concerned with rising Strata insurance cost. Suggesting adding a Damage Bylaw which further defines responsibility for damage with regard to floods and fires.

Council discussed and voted not to add another bylaw. The Strata Property Act already sets the standards. See Strata Property Act section 68 for Strata Lot Boundaries:

[http://www.bclaws.ca/civix/document/id/complete/statreg/98043\\_05#section68](http://www.bclaws.ca/civix/document/id/complete/statreg/98043_05#section68)

Our Strata NW2050 Bylaws were completely revised and updated with the Land Titles office with owners vote at the 2018 AGM. See NW2050 Bylaws 4.5 and 4.6

4.5 An owner must ensure all fixtures and installed appliances in the owner's strata lot or that are part of the strata lot's limited common property are kept in a good and safe working condition. Examples of items owners are responsible for and for which owners are liable for damages under bylaw 4.6 if they are not kept in good working condition include:

- baseboard heaters and thermostats, to ensure pipes inside a strata lot do not freeze and burst in cold weather
- ovens and dryers
- dishwashers, washing machines, dryers, ice and water dispensers
- toilets, toilet tanks, sinks, bathtubs, showers
- any electrical wiring, plumbing, or connection hoses visible or accessible from inside the strata lot related to any of the above
- any waterproofing or caulking around any of the above
- any drains related to any of the above

4.6 An owner is responsible for any damage to the common property, limited common property, common assets, shared facilities or to any strata lot caused by an act, omission, negligence or carelessness of:

- (a) a resident of or visitor to the owner's strata lot, or
- (b) a pet belonging to a resident in the owner's strata lot.

**SL45** Requesting that the noise in the gym or the time at the gym get reduce to 10 pm. Council didn't approve additional changes in the hours of operation for the gym. The gym hours of operation are 6:00 am 11:00 pm 7 days a week.

**SL27** Suggesting adding to the Special Resolution B and extract the special levy directly via electronic banking. Please address the subject in the Annual General Meeting, next December 5, 2019.

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**SL27** Suggesting that the hallway fans schedule be changed to shorten the time that the fans are bringing fresh air into the hallways during the winter as the hallways are cold and may result in an increase in residents' and Strata's heating costs.

Council discussed and voted for the fan times provided in OLD BUSINESS 6.1

**SL37** repeated complaints of the strong smell of smoke in their suite coming from their neighbors.

## 8. FINANCIALS

a) Accounts Receivable as of October 15, 2019.

SL63 \$50.00	SL20 \$2,894.35
SL19 \$50.00	SL35 \$100.00

b) Woodridge Shared Facility financials were received for November 2019.

c) Approval of Cypress Point September 2019 financials

d) Fund overview as September 30, 2019

Contingency Fund	319,915.26
Special Levy Fund	6,035.11
Repiping Fund	60,239.72
Exterior Building Fund	35,434.31
Future Remediation Fund	460,136.26
<b>Total Funds</b>	<b>881,760.66</b>
Current Year Surplus	<u>-322.80</u>
Total Owner's Equity	<b>881,437.86</b>

**9. MEETING ADJOURNED:** 8:20 pm

**10. NEXT MEETING:** Thursday, December 5, 2019